

Key: 2564

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.726

LEGAL

LAND

DETACHED

BUILDING

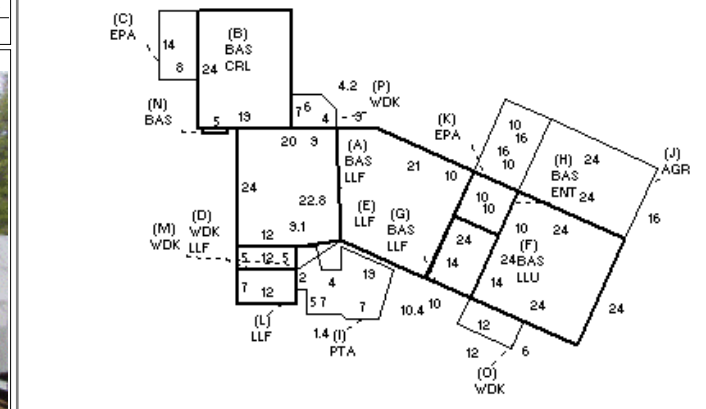
CURRENT OWNER				PARCEL ID				LOCATION			
QUINTON DAVID T & YOLANTA I 121 PAINES CREEK ROAD BREWSTER, MA 02631				36-11-0				121 PAINES CREEK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUINTON DAVID T & YOLANTA				07/06/2022	QS	1,250,000	35232-308				
KAMPAS ALEC JASON & JEAN				04/01/2015	O	435,000	28774-329				
SHAPIRO ANNE D				07/30/2010	A	1	24719-26				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1009	12/12/2022	7	ALTERATIONS	4,308	03/22/2023	TCK	100	100
605	07/27/2022	7	ALTERATIONS	45,000	03/22/2023	TCK	100	100
	07/06/2022	15	SALE REVIEW	1,250,000	05/30/2023	JMG	100	100
	04/10/2018	5	OTHER		04/10/2018	JMG	100	100
749	09/28/2017	7	ALTERATIONS	12,000	04/10/2018	JMG	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	32,739	12	1.00	A	1.00	A	1.00	219,200	1.51	A	1.00	RM3	1.00		249,460

TOTAL	32,739 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	249,500	235,400			
St Ind	AVERAGE		BUILDING	775,300	756,500			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
			TOTAL	1,025,500	992,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 8X8		64	22.01	700	03/22/2023



BUILDING	CD	ADJ	DESC	MEASURE	4/10/2018	JMG
MODEL	1		RESIDENTIAL	LIST	4/10/2018	JMG
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	4/8/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS	INLAW APT
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YEAR BLT	1981	SIZE ADJ	0.980
NET AREA	3,117	DETAIL ADJ	0.950
\$NLA(RCN)	\$279	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	10	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
FIXTURES	10	\$15,734	
GARAGE SPACES	3	1.00	
% BSMT FIN	75	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	2	.95	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	1,353	1981	139.84	189,205
B	CRL	N	BSMT CRAWL	456		36.02	16,423
+	BAS	L	BASE AREA	1,032	1988	280.68	289,659
+	EPA	N	ENCLOSED PORCH	272		85.93	23,374
F	LLU	N	LOWER LEVEL UNF	576		105.94	61,023
H	ENT	N	ENCLOSED ENTRY	100		121.94	12,194
I	PTA	N	PATIO	216		16.97	3,666
J	AGR	N	ATT GARAGE	384		49.08	18,845
+	WDK	N	WOOD DECK	214		46.49	9,950
+	BAS	L	BASE AREA	732	1981	280.68	205,455
BMG	O		BSMT GARAGE	2		3,669.40	7,339
F11	O		FPL 1S 1OP	1		9,534.90	9,535
KIT	O		XTRA KITCHEN	1		2,709.30	2,709
MST	O		MAS/METAL STACK	1		5,961.70	5,962

TOTAL RCN	871,071
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	G
EFF.YR/AGE	2011 / 12
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$775,300